

DELEGATED REPORT

Application No: P/20/0319

Site Address: 28 Willow Road
Gurnos
Merthyr Tydfil
CF47 9BA

Development: Proposed single storey extension to rear

Case Officer: Rebecca Owens

Site Visit: 18th January 2021

Application Expiry Date: 15th February 2021

Consultation reply date expired: 25th January 2021

APPLICATION SITE

The application relates to an end of terrace dwelling located in a mainly residential area within the settlement boundary. The site is bound by a footpath to the front, land to the rear and other dwellings on either side. The profile of the site is flat.

PROPOSED DEVELOPMENT

Full planning permission is sought for the erection of a single storey rear extension. The proposed extension would be 3.65m in width by 5.725m in depth and would have an almost flat roof with a maximum height of 2.9m. The extension would feature double doors in the south facing side elevation serving a bedroom and a window in the rear elevation serving an en-suite. The roof of the extension would be covered with a rubber cover EDPM roofing system and the external walls would be finished with fined down sand cement render. Adjacent to the extension a ramp is also proposed providing access from the bedroom doors to the garden level.

PLANNING HISTORY

There is no relevant planning history that needs to be taken into consideration when determining this application.

CONSULTATION

No consultation exercise was considered necessary in this instance.

PUBLICITY

In accordance with the Town & Country Planning (Development Management Procedure) (Wales) Order 2012, letters were sent to adjoining properties

No letters of objection were received following this publicity exercise.

POLICY CONTEXT

The following policies of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 are relevant to the determination of this application:

- SW4: Settlement boundaries
- SW11: Sustainable design and place making
- ECW9: District Heating

In addition, the application will be determined having regard to the advice contained within the following Supplementary Planning Guidance (SPG) Notes:

- Note 6, A Design Guide for Householder Development

PLANNING CONSIDERATIONS

The proposed extension would be single storey and sited to the rear of the property where it would not be readily visible from public vantage points. As such, it is generally considered to be of an acceptable design and scale. It is recognised that it would introduce an almost flat roof to the property but in light of its size and siting this would not have any overly harmful impact on the character of the property. Furthermore, it is noted that the rear street scene is characterised by shallow mono-pitched garages and outbuilding and as such, the extension would not appear incongruous within this context. As such the proposal is found to be acceptable in terms of this design and impact on the character and visual amenities of the dwelling itself and the surrounding area. It therefore accords with Policy SW11 of the LDP.

Regard has also been had for the impact of the proposal on the residential amenities of the neighbouring occupants. In this respect, it is noted that the extension would be erected in close proximity to the boundaries of 30 and 32 Willow Road. 30 Willow Road already has an outbuilding hard on the boundary with the application site alongside which the extension would be erected. However, it is noted that the extension would project beyond this and as such, would be erected long the entire length of this section of the boundary. Whilst the application site does not directly adjoin 32 Willow Road, it is in very close proximity and the proposed extension would therefore span across a small section of the rear boundary of the dwelling, which only has a very modest garden. Notwithstanding the above, it is recognised that the extension would be less than 3m in height and would be located to the south of these dwellings. On this basis and with the lack of any representations from these neighbouring occupants, it is not considered that the extension would have an overbearing impact or result in any unacceptable overshadowing or loss of light. Furthermore, as there are no windows in the north facing elevation, there would be no direct overlooking to the properties to the north. It is noted that the extension would feature a window in its eastern but this would serve an en-suite and thus a non-habitable room and would only allow for angled views.

At its closed point, the extension would be approximately 2.5m from the shared boundary with the dwelling to the south known as 26 Willow Road and as such, no concerns are raised in terms of overbearing impact, overshadowing or loss of light. However, it is recognised that the extension would feature a double doorway in its south facing elevation, which would look directly towards the rear garden of this property. As the existing

boundary wall between the properties is only of a modest height, this door would overlook the garden and may allow for some acute angular views to the rear windows of this dwelling. Notwithstanding this, the neighbour's rear garden and windows are already overlooked from the rear garden of the application site and any views from the door could be suitably screened by a typical boundary treatment. Thus for this reason and on the basis that no objections have been received from this occupants of this property, the impact is found to be acceptable.

Having regard to the above, and with the lack of any objections following the publicity exercise, the proposal is found to be acceptable in terms of its impact on residential amenity and I therefore complies with Policy SW11 of the LDP.

The duty to improve the economic, social, environmental and cultural well-being of Wales, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 ("the WBFG Act") has been taken into consideration when determining this application. In reaching the following recommendation, the ways of working set out at section 5 of the WBFG Act have been considered and thus the proposal is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers well-being objectives set out as required by section 8 of the WBFG Act.

Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED subject to the following **CONDITIONS:**

1. The development shall begin not later than five years from the date of this decision.

Reason - To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development shall be carried out in accordance with the following approved plans and documents:

Drawing Title: 28 Willow Road, Merthyr Tydfil. CF47 9BA, Drawing Number: 2744 DFG, Amended Plan Received on 29 January 2021.

Reason -To ensure compliance with the approved plans and clearly define the scope of the permission.

INFORMATIVES

1. The Developer is advised to check and confirm the positions of all boundaries **BEFORE** construction works commence.

Any discrepancies or problems of interpretation of boundary lines shall be resolved amongst all interested parties **BEFORE** works commence.

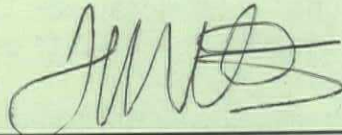
Failure to comply with this information could lead to civil action being brought against the developer by aggrieved parties.

2. The developer is advised to seek appropriate legal advice if the development to which this application refers involves either:-

- i) work on an existing wall shared with another property;
- ii) new building on the boundary with a neighbouring property;
- or
- iii) excavating near a neighbouring building.

as these works may fall within the scope of the Party Wall Act 1996 and may require statutory notices to be served on affected owners.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

1/2/21